

094.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
990,900 / 990,900
USE VALUE:
990,900 / 990,900
ASSESSED:
990,900 / 990,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 57 | | EDMUND RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|----------------|---------|
| Owner 1: | ALOISI KEVIN M | |
| Owner 2: | RIEBER SARAH L | |
| Owner 3: | | |
| Street 1: | 57 EDMUND RD | |
| Street 2: | | |

| | | |
|-----------|-----------|--------|
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

| PREVIOUS OWNER | | |
|----------------|---------------------|--------|
| Owner 1: | MATLACK WILLIAM T - | |
| Owner 2: | MUNIZ KRISTIN P - | |
| Street 1: | 57 EDMUND RD | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | |

| | | | |
|---|-------------------|--------------|-----------|
| NARRATIVE DESCRIPTION | SALES INFORMATION | TAX DISTRICT | PAT ACCT. |
| This parcel contains 7,201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. | | | |

| OTHER ASSESSMENTS | | |
|-------------------|------------|----------|
| Code | Descrip/No | Amount |
| | | Com. Int |

| PROPERTY FACTORS | | |
|------------------|------|-------------|
| Item | Code | Description |
| Z | R1 | SINGLE FA |
| o | | 100 |
| n | | water |
| | | Sewer |
| | | Electri |
| Census: | | Exempt |
| Flood Haz: | | |
| D | | Topo |
| s | | Street |
| t | | Gas: |

| LAND SECTION (First 7 lines only) | | |
|-----------------------------------|-------------|--------------------|
| Use | Description | LUC |
| Code | Fact | No of Units |
| | | Depth / PriceUnits |
| | | Unit Type |
| | | Land Type |
| | | LT Factor |

| | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 7201 | Sq. Ft. | Site | 0 | 70. | 0.88 | 5 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | User Acct |
|-------------------|-----------------|---------|--------------------------------|---------|----------|-------|-----------|
| 101 | 7201.000 | 545,700 | | 445,200 | 990,900 | | 61747 |
| Total Card | 0.165 | 545,700 | | 445,200 | 990,900 | | GIS Ref |
| Total Parcel | 0.165 | 545,700 | | 445,200 | 990,900 | | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 393.21 | /Parcel: | 393.2 | Insp Date |
| | | | | | | | 08/13/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 545,700 | 0 | 7,201. | 445,200 | 990,900 | 990,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 402,700 | 0 | 7,201. | 451,600 | 854,300 | 854,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 416,000 | 0 | 7,201. | 337,100 | 753,100 | 753,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 416,000 | 0 | 7,201. | 305,300 | 721,300 | 721,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 416,000 | 0 | 7,201. | 292,600 | 708,600 | 708,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 392,600 | 0 | 7,201. | 248,100 | 640,700 | 640,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 392,600 | 0 | 7,201. | 235,300 | 627,900 | 627,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 392,600 | 0 | 7,201. | 223,900 | 616,500 | 616,500 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| MATLACK WILLIAM | 45535-249 | | 7/1/2005 | | 516,000 | No | No | | |
| DEGROOT MARY K | 28998-380 | | 8/21/1998 | | 263,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|----------|--------|----------|---------|-----|------------|----------|------------|-------------------|
| 6/9/2011 | 575 | Addition | 165,000 | C | | | | &RENOVATIONS |
| 4/9/2002 | 238 | Wood Dec | 12,000 | C | | | | 16X21 WDK/SLIDING |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|-------------|-----|-------------|
| 8/13/2018 | MEAS&NOTICE | BS | Barbara S |
| 7/12/2012 | Measured | BR | B Rossignol |
| 3/25/2009 | Measured | 197 | PATRIOT |
| 3/15/2000 | Inspected | 276 | PATRIOT |
| 2/2/2000 | Measured | 197 | PATRIOT |
| 4/1/1992 | | PM | Peter M |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
| | | | | |



| | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|------------------------------|---------------|-------------------------|-------------------|--|----------|----------------------|--------------------------|-----------|-----|---------------|-------|------------|------------|------------------------------------|-------------------|---|---|---------|----------------------|-----|----|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Very Good | A Bath: | Rating: | PDAS. GAS FIREPLACE. | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | Frame: 1 - Wood | Prime Wall: 1 - Wood Shingle | Sec Wall: % | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: BLUE | View / Desir: | 1/2 Bath: 1 | Rating: Very Good | A HBth: | Rating: | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OthrFix: 1 | Rating: Average | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Grade: B - Good (-) | | | | Kits: 1 | Rating: Very Good | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | | | | |
| Year Blt: 1927 | | Eff Yr Blt: | | A Kits: | Rating: | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | |
| Alt LUC: | | Alt %: | | Frpl: 1 | Rating: Very Good | Other | | | | | | | | | | | | | | | | | | |
| Jurisdct: G13 | | Fact: . | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Lower | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Totals | RMS: 7 | BRs: 3 | Baths: 1 | HB: 1 | CONDO INFORMATION | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | |
| Prim Int Wall: 2 - Plaster | | | | DEPRECIATION | | | | | | | | Location: | | | | Exterior: | | | | No Unit | RMS | BRs | FL | |
| Sec Int Wall: % | | | | Phys Cond: GV - Good-VG | 10. % | | | | | | | | | Interior: | | | | 1 | 7 | 3 | | | | |
| Partition: T - Typical | | | | Functional: | % | | | | | | | | | Additions: | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Economic: | % | | | | | | | | | Kitchen: | | | | | | | | | | |
| Sec Floors: 4 - Carpet 15 % | | | | Special: | % | | | | | | | | | Baths: | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Override: | % | | | | | | | | | Plumbing: | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | Electric: | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | Heating: | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | General: | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | Totals | | | | 1 | 7 | 3 | | | | | | |
| Int vs Ext: | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | Model: | | | Serial #: | | | Year: | | | Color: | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 094-0-0004-0012.0 | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | | | | |